

Stanley Road  
Newmarket  
Suffolk  
CB8

Offers in Excess Of £225,000

bettermove

# Stanley Road

## Newmarket

Bettermove are proud to present this 2 bedroom Victorian terraced house in Newmarket, available with no forward chain.

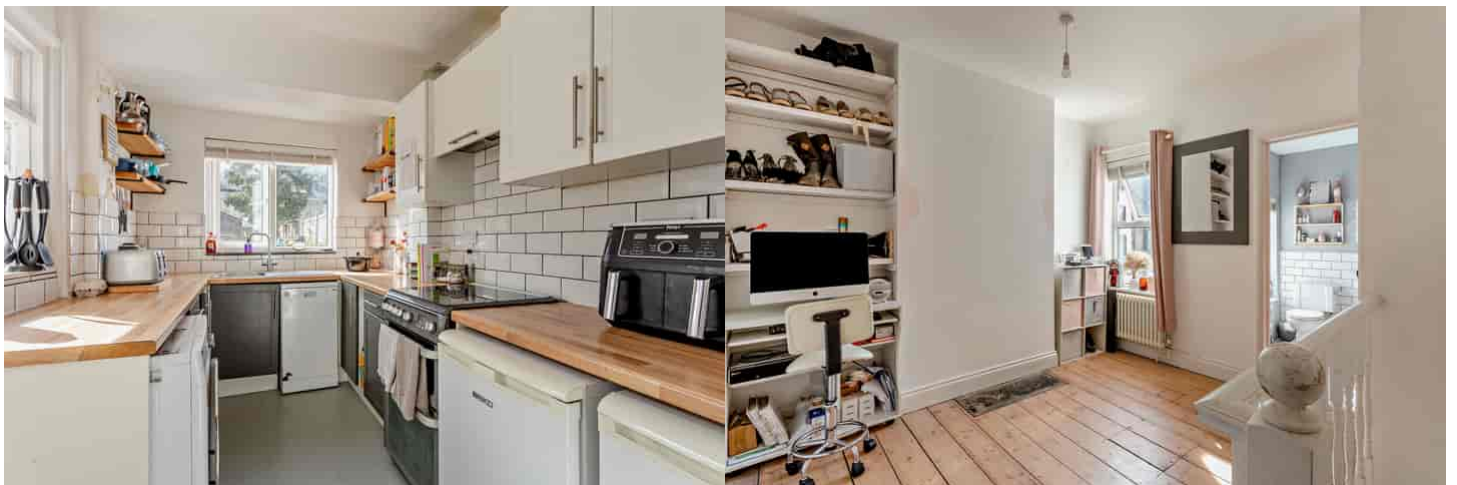
This property benefits from double glazing and gas central heating throughout, with on street parking available.

The council tax band is B.

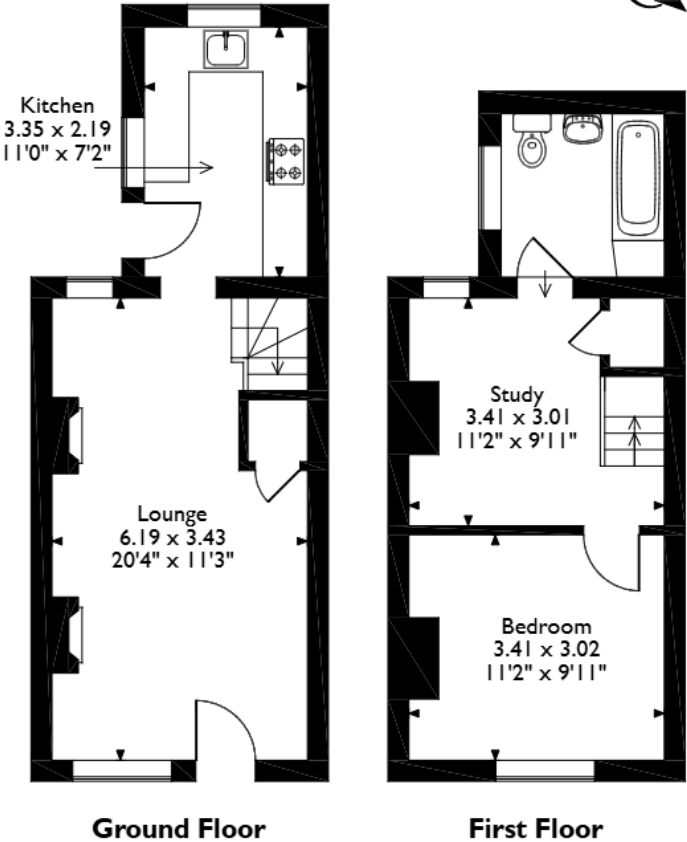
The interior of this beautifully presented property has characteristic features throughout, comprising a spacious living room, with fireplace, and a fitted kitchen on the ground floor. The first floor consists of one double bedroom, family bathroom and a study area. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the famous horse racing town of Newmarket, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools and Tattersalls horse sales is within walking distance to the property. Excellent transport links can be found from Newmarket Railway Station, a variety of local bus routes, and quick access to the A14 and A11.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Stanley Road, Newmarket, Suffolk  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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